

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, MAY 11, 2015

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

<b>B. ROLL CALL:</b> Mayor Keough	J. Carson	D. Fisher
	J. Knight-ab	J. Semifero
	J. Smith	R. Tell-arr at 7:32 PM

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – April 27, 2015
2. City Council Work Session – April 29, 2015

Motion Smith; support Carson to approve the minutes of the Regular City Council Meeting of April 27, 2015 and the City Council Work Session of April 29, 2015 with the following corrections:

- Page 2, first bullet point under Ms. Sherry's updates - *lap tops should be laptops.*
- Page 3, first bullet point under Road Plan Subcommittee Report – *they should be the.*

Unanimous voice vote approval with Council Member Knight absent.

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Fisher; support Smith to approve the agenda with the following additions:

- Information for L-2 on PA 283 Project Updates.

Unanimous voice vote approval with Council Member Knight absent.

## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

Ms. Nicholls mentioned a communication from Scio Township regarding a Zoning Board of Appeals for the Dexter A&W which she will send out on Tuesday.

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided the following verbal updates:

- Still working on preparing BS&A work orders.
- Biotech was here today (May 11) to set up sludge hauling. Have some things to fix on the second digester.
- Working on the budget.
- Have been checking manholes for any issues.
- Received an upgrade on meter reading with the hopes that it will speed up the process.
- Have been sweeping the streets with the new sweeper. We have found that it works better when streets are wet.
- Staff has been doing shoulder repairs.
- We have two summer interns and they are working on mowing.
- Have noticed twice as much solids coming from NUBCo as their tank had filled and they were unaware of this. We are working with them. Question - What does this do to the City? (It means we will have to haul sludge sooner.)
- Question – Are we burning methane? (Yes)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- Strawberry Alarm Clock Café – the property is zoned VR (Village Residential) and can have a restaurant on the property. Planning Commission will be looking at a special use permit on June 1 and ZBA will hold a hearing on May 18 for a rear yard setback request.

- It looks like there is some momentum for downtown development with a proposal for mixed use residential at Baker and Grand Streets. Discussion followed.
- Planning Commission began the kick off for the Master Plan amendment on oil and gas drilling operations. Ms. Aniol explained the concerns the Planning Commission has in regards to drilling radii. They have asked for maps of the area.
- Planning Commission did discuss how other communities regulate food service in an Industrial Park.
- Riverview Café has asked for a permit for outside seating. Question – Are they expanding their hours? (Unknown)

### 3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

#### *Washtenaw County Sheriff – April 2015 Written Report*

### 4. Subcommittee Reports

#### *Facilities*

- Reviewed comments received at the Town Hall Meeting.
- Have further refined the costs per square foot.
- Committee will meet again on June 12.

#### *Road Plan – Joe Semifero*

- Information will be discussed under item L-2 of New Business.

### 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following verbal updates:

- Safe Routes to School Project – looking to get an easement to tie in the existing sidewalk on Dan Hoey to the new sidewalk. Questions – Why can’t we just remove the old sidewalk and plant grass? Is anyone willing to pay for an easement for having sidewalk on this property? Discussion followed,
- Proposing that non-profit sales within the community be granted by a Hawker and Peddlers Permit and not be listed on the Consent Agenda. Discussion followed.
- Question – Any update on the Border to Border Trail? (Still waiting for review from the railroad.)

### 6. Mayor’s Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- The second budget workshop will be on Wednesday at 6:00 PM at Copeland,
- The Dexter Area Fire Department selection committee is continuing to meet. One of the Chief candidates has taken another job leaving only one candidate at this time.
- Had a meeting with the builder regarding the concrete issue at Dexter Crossings.

- Met on May 7 with the employee union reps regarding health care and other issues on their coverage.
- Next week Paul Evanoff and I will be giving a tour of Mill Creek Park to Professor Hoffman and others from the University of Michigan School of Natural Resources.
- Will be participating in the Memorial Day festivities.
- A response letter to Chelsea Wellness regarding being a fiduciary was discussed.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$122,493.00
2. Consideration of: Closure of Central Street from Main to Fifth from June 13, 2015 at 7 am to June ~~12~~14, 2015 at 1 am for Relay for Life
3. Consideration of: Closure of Central Street from Main to Fifth from August 12, 2015 at 9 am to August 16, 2015 at noon for Dexter Daze
4. Consideration of: Appointments to Farmer Market/Community Garden Oversight Committee
5. Consideration of: Setting Public Hearing for June 8, 2015 for Mill Rate, Water/Sewer/Refuse Rates and Budget

Motion Fisher; support Smith to approve items 1, 2, 3, 4 and 5 of the Consent Agenda.

Unanimous voice vote approval with Council Member Knight absent.

## **K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Request for Qualifications for Marketing of 3045 Broad

Ms. Aniol presented the updated Request For Qualifications document.  
Discussion followed.

## **L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Easement Request from the Parachek Family

Motion Semifero; support Carson to modify the easement request over City owned property on Ryan Drive to the Parachek family for a natural gas line.

Ayes: Carson, Fisher, Semifero, Smith, Tell and Keough

Nays: None

Absent: Knight

Motion carries

2. Consideration of: 2015 Road Project Contract Awards
- Cadillac Asphalt in an amount not to exceed \$205,000
  - Orchard. Hiltz & McCliment in an amount not to exceed \$24,500
  - Increase in the Highway Maintenance cape seal contract in the amount of \$50,000

Motion Semifero; support Fisher to postpone the 2015 Road Project Contract awards.

Ayes: Fisher, Semifero, Smith, Tell, Carson and Keough

Nays: None

Absent: Knight

Motion carries

3. Consideration of: Pavement Marking Bid Award to M&M Pavement Markings in an amount not to exceed \$18,000

Motion Fisher; support Semifero to award the Pavement Marking Bid to M&M Pavement Markings in an amount not to exceed \$18,000.

Ayes: Semifero, Smith, Tell, Carson, Fisher and Keough

Nays: None

Absent: Knight

Motion carries

4. Discussion of: Proposed Zoning Ordinance Amendments

Ms. Aniol reviewed the Planning Commission's recommendation to proceed with Zoning Ordinance amendment updates. Numerous examples of areas that need to be considered were included in the packet. Discussion followed.

## **M. COUNCIL COMMENTS**

Carson	Mr. Murphy gave me a note when he left the meeting stating that Mr. Tell and Mr. Carson are the only Council Members he can hear.
Smith	None
Jones	None
Semifero	None
Fisher	This year will be the fifth and last of the Sesquicentennial of the Civil War. Please consider attending the dinner on Saturday.
Tell	None
Knight	Absent

## **N. NON-ARRANGED PARTICIPATION**

Ted Tear of 8090 Huron Street, Dexter stated that he is very confused about the restaurant looking to go into property next to the railroad station. First he was

told that the property was commercial and then told that it was residential. Tonight at the meeting it was described as Village Residential. Residents in the area do not want it. It is not the place for a restaurant.

In regards to the discussion about ordinance changes, does the public know about this?

#### **O. ADJOURNMENT**

Motion Smith; support Carson to adjourn at 9:13 PM.

Unanimous voice vote approval with Council Member Knight absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_